

CASTLEREAGH BOROUGH COUNCIL

Minutes of the proceedings of the Leisure Park Board held, in committee, in the Function Suite, Civic & Administrative Offices, Bradford Court, Upper Galwally, Castlereagh, BT8 6RB on Monday 17 January 2005 at 6.00 p.m.

PRESENT: Alderman P D Robinson (In the Chair until 7.50 p.m.)

ALDERMEN: M Henderson (until 7.50 p.m.)

COUNCILLORS: Ms J Bunting
M Copeland (until 7.50 p.m.)
D Drysdale
J Norris
J White (In the Chair from 7.50 p.m.)

IN ATTENDANCE: Director of Finance & Leisure Services, Marketing & PR Manager, Business Manager, Operations Manager and Assistant Members' Services Officer.

APOLOGIES: Apologies were received from Alderman Mrs I Robinson and Councillor Mrs G Rice.

LPB/2005/01: PRESENTATION BY MR G MCCREADY OF BLOOMFIELD GUNS AND TACKLE

The Chairman welcomed Mr Gerald McCready to the meeting.

Mr McCready advised Members that he proposed to set up a paintball games facility on rough ground at the Ballykeel Road, Moneyreagh. He drew Members' attention to the proposed rules that had been drawn up for users of the facility and also displayed an example of the paintball gun and pellets that would be used.

Following discussion it was

RESOLVED: - That the Director of Finance & Leisure Services would investigate potential funding sources, including Economic Development on behalf of Mr McCready for the proposed paintball games facility at Moneyreagh.

LPB/2005/02: MINUTES OF LEISURE PARK BOARD MEETING DATED 20 DECEMBER 2004

RESOLVED: - Members authorised that the minutes of the Leisure Park Board meeting held on 20 December 2004 be accepted as a true and accurate record.

MATTERS ARISING

LPB/2005/03: WRESTLING EVENT (MINUTE REF: LPB/2004/147 REFERS)

Officers advised Members that a letter had been forwarded to the promoter today in respect of the above matter.

Members would be updated at the next meeting of the Board.

Noted.

LPB/2005/04: BREAK-IN AT FACILITY

(Private & confidential supplementary report circulated at meeting)

The Director of Finance & Leisure Services drew Members' attention to the above report, which outlined details of two break-ins at the Ice Bowl facility.

Members perused the content of the report and expressed concern at the triggers and reaction time to both break-ins by both Group 4 Security and the Police.

Officers congratulated staff at the facility for the effort they had put into cleaning up following the break-ins, in order to ensure business commenced as normal the next working day.

Following discussion it was therefore

RESOLVED: - Members of the Board authorised that the Chairman, Vice – Chairman, Chief Executive, Director of Finance & Leisure Services, along with several Officers from the facility meet with Group 4 Security to discuss their concerns further, and report back to a future meeting of the Board.

The meeting adjourned at 7.15 p.m. and reconvened at 7.35 p.m.

LPB/2005/05: FINANCIAL PERFORMANCE

The Director of Finance & Leisure Services and the Business Manager provided Members with a comprehensive breakdown of the financial figures for the facility.

Members welcomed the improved trading figures and the fact that expenditure continued to be contained.

In conclusion the Business Manager advised that the income targets set for the last four months of the financial year were extremely high but attainable.

Noted.

REPORT FROM OPERATIONS MANAGER

LPB/2005/06: NIISA

The Operations Manager advised that she had been informed that Mr Joe Passmore had resigned as Event Secretary for NIISA. Mrs Karen Rowlands and Mr Tommy Nolan had taken over this role on a job share basis.

Noted.

LPB/2005/07: LANDSCAPING

The Officer advised that she had arranged for the trees and shrubbery at the front of facility to be heavily pruned, the work would be completed sometime within the next fortnight.

Noted.

LPB/2005/08: INCIDENTS

The Operations Manager advised that anti social behaviour from local youths continued to cause serious operational problems, which were affecting business throughout the centre. She stated that she was carrying out a full investigation and would bring a report to a future meeting of the Board.

Noted.

LPB/2005/09: BOMB SCARE

The Officer advised that a hoax bomb scare had been received at the facility earlier today. PSNI were called to the scene with patrol dogs and carried out a full search of the area, the Police investigation would be ongoing.

Officers reported that the facility suffered a loss of income due to this incident.

Noted.

LPB/2005/10: MAINTENANCE ISSUES – ICE COMPRESSOR

Members referred to a report prepared by the Technical Manager. This detailed that oil had been leaking from one of the compressors, as a result extensive works had been undertaken to repair the compressor. Retrospective approval was therefore sought for £2950.00 + VAT to cover the cost of the repair works.

It was therefore

RESOLVED: - Members granted retrospective approval for £2950 + VAT to cover the essential repair works to the Ice Compressor.

LPB/2005/11: MAINTENANCE ISSUES – COOLING TOWERS

The Officer advised that the Technical Manager had also had to arrange for essential repair works to be undertaken on the cooling towers. Thrigge Scott who were specialist contractors in this field had been appointed to carry out the necessary repair work, which was estimated to cost approximately £2000.00 + VAT.

It was therefore

RESOLVED: - Members granted retrospective approval for approximately £2000.00 + VAT to cover the costs of the essential repair work undertaken to the Cooling Towers, by specialist contractors Thrigge Scott.

LPB/2005/12: RINK HOUSE LIGHTS

The Operations Manager advised that over the past 12 months problems had been experienced with the main house lights. She continued that upon investigation it would appear that the busbar trunking, which carries the power supply to the lights, had developed faults.

She advised that she was bringing this matter to Members' attention because this trunking would need replaced at some stage early in the next financial year.

Noted.

At this stage in proceedings Alderman P D Robinson, Alderman Henderson and Councillor Copeland left the meeting.

Councillor White took the Chair.

LPB/2005/13: MARKETING UPDATE REPORT

The Marketing & PR Manager provided Members with a brief update on the forthcoming marketing campaigns. She advised that the filming for the television advertisement had commenced on Sunday 9 January, with many Council employees and their children participating. The advert would be aired in the second week in February, to commence the Easter campaign and would run for 3 – 4 weeks, focusing on Channel 4 and 5.

She then detailed the other advertising booked during January – April, which included Local Press, NI4Kids, Kingswood School Tour Directory, P&O Ferries Magazine.

Noted.

REPORT FROM MARKETING & PR MANAGER

LPB/2005/14: INDIANALAND REFURBISHMENT

The Marketing & PR Manager advised that following a two-day site visit on Thursday 13 and Friday 14 January 2005, the commencement of Phase 1 of the three-phase refurbishment was scheduled to commence the week beginning the 4 April 2005.

The Officer reported, that following meetings held with structural engineers and the Fire Authority some additional strengthening works would have to be undertaken to the stair access and the Indianaland Castle. An additional slide and escape chute were also required therefore additional costs would be incurred, however, on a positive note through carrying out these works the numbers accommodated in the play area would rise from 150 – 200 at any one time.

The Officer undertook to table a detailed update report and business case at the next meeting.

Noted.

LPB/2005/15: LOST KINGDOM

The Marketing & PR Manager advised that as requested at the previous meeting the file on the above matter was available for Members perusal.

Members reiterated their disappointed at the approach taken to this work by DTZ Pida.

Councillor Ms Bunting proposed that the Board would not use the services of DTZ Piedad in the future.

Councillor Norris seconded this proposal, and it was subsequently

RESOLVED: - Members of the Board agreed that the Board would not in the future recruit the services of DTZ Piedad.

LPB/2005/16: REQUEST FOR WAYLEAVE

The Officer confirmed that BTW Shields had arranged a meeting with the site developers to discuss the above request and any potential costs.

Noted.

LPB/2005/17: POTENTIAL BINGO OPERATOR

The Marketing & PR Manager advised that BTW Shields had made contact with interested parties and requested a meeting with Council Officers.

Noted.

LPB/2005/18: BELFAST GIANTS

Following a query the Marketing & PR Manager confirmed that Officers were still negotiating with the Belfast Giants in respect of them using the Ice Rink, at some stage in the future.

Noted.

As there was no further business, the meeting concluded at 8.05 p.m.

CHAIRMAN

CHIEF EXECUTIVE